



July 17, 2009

Ms. Aimee Webb  
Development Coordinator  
Division of Planning and Development  
910 N. Main St., Suite 301  
Bushnell, Florida 33513

RE: Wildwood Warehouse Complex, ALPE Properties, LLC  
Project No. 60094230.0007

Dear Ms. Webb:

The following information is in response to your comments regarding the above referenced project. The comments are repeated for your convenience with the corresponding response following the comment.

#### **Plans**

1. Sheet C-1 Show limits of "Stabilized Area # 57 Stone" and show location of Detail.

**Response** The limits of the Stabilized Area #57 Stone have been shown on the revised plans. See Sheet C-1 – Geometry Plan for the dimensions of the gravel area, and Sheet C-4 – Civil Details for the Typical Gravel Section Detail.

2. Sheet C-1 Provide Dimensions for Wet Pond.

**Response** Full dimensions of the retention pond have been provided. See Sheets C-1 and C-2 of the revised Plans.

3. Sheet C-1 Parking spaces are required to be 10' x 20'.

**Response** Parking spaces have been provided with the requested dimensions. See Sheet C-1 of the revised Plans.

4. Sheet C-1 Stormwater Calcs refer to grass parking. Show location and extents.

**Response** No grass parking is proposed. The Stormwater Calculations show the correct breakdown of the project areas. See revised Stormwater Calculations Report.

5. Sheet C-1 Recommend extending the hammer-head turn-around at the end of the drive

10 feet in each direction to allow adequate turning room for Type SU vehicles.

**Response**    **The hammer-head turnaround has been modified to comply with comments 5 and 6. See revised Plans.**

6. Sheet C-1    There does not appear to be adequate maneuvering room for semi-trucks.

**Response**    **The hammer-head turnaround has been modified to comply with comments 5 and 6. See revised Plans.**

7. Sheet C-1    Note length of double yellow striping.

**Response**    **The length of the double yellow line has been noted on the Plans. See Sheet C-1 of the revised Plans.**

8. Sheet C-2    Install wheel stops in each space beside Handicap Aisle.

**Response**    **Wheel stops have been proposed, as requested. See revised Plans.**

9. Sheet C-2    Place a skimmer upstream of the broad crested weir.

**Response**    **A Fiberglass Skimmer has been specified upstream of the Broad Crested Weir, as requested. See revised Sheet C-2 for details.**

10. Sheet C-2    Check the orifice plan and details for conflicts. Details call for a 4' Tee, Plan calls for a 6" pipeline

**Response**    **The plan and details have been corrected, as requested. The orifice is a 1.5" orifice drilled onto a 4" cap. See revised plans and calculations.**

11. Sheet C-3    Show extent of sod and other grassed areas.

**Response**    **The limits of Sod have been noted on the Landscaping Plan. See Sheet C-3 of the revised Plans.**

12. Sheet C-4    Note the 100 year flood elevation or 'not Applicable.

**Response**    **The subject property lies outside of the FEMA 100 Year Flood Plain. Sheet C-2 of the revised Plans shows N/A for the Flood Elevation, as requested.**

Page 3 of 4

13. Sheet C-4 Open space calculations use different terms than plan sheets. Please be consistent.

**Response The Open Space Calculations have been corrected to reflect the areas properly. See Sheet C-4 of the revised Plans.**

### **Fire Flow Calculations**

1. Provide documentation for 1000 gpm fire flow demand.

**Response The Needed Fire Flows have been calculated at 1,500 gpm. See revised calculations.**

2. Provide information as to building type and materials to be handled in the warehouses.

**Response The building is a Pre-Engineered Metal structure which will store truck maintenance tools and parts. A small administrative office will store office furniture.**

### **Stormwater Management Calculations**

1. Sumter County Soils Data is available on line. Page 2 refers to Orange County Soils Survey.

**Response The reference to Orange County has been corrected. See revised Stormwater Calculations.**

2. Check the Existing CN calculation on Page 2.

**Response The CN calculation on page 2 has been corrected. See revised Stormwater Calculations.**

3. Page 5 Post Development Curve Number CN is not consistent with AdICPR input.

**Response The Post Development CN has been corrected in both the Stormwater Calculations narrative and the AdvICPR input. See revised Stormwater Calculations.**

4. Page 6, the minimum permanent pool volume calculations contain the number 30 inches. Please explain or justify.

**Response The Permanent Pool Volume calculations have been corrected. See revised Stormwater Calculations.**

Page 4 of 4

5. The calculated orifice diameter is not consistent with the AdvICPR input.

**Response**    **The calculated orifice diameter has been corrected and is now consistent with the AdvICPR input. See revised Stormwater Calculations.**

6. Calculations do not include pre and post basin maps.

**Response**    **The Calculations provide a Pre and Post Basin Map. See revised Stormwater Calculations.**

7. Orifice input inverts do not match the plans.

**Response**    **The orifice input invert has been corrected and is now consistent with the AdvICPR input and the Plans. See revised Plans and Stormwater Calculations.**

8. Please review the calculations. Both the 10 and 25 year events post-development discharge exceed the pre-development discharge by 50 percent.

**Response**    **The Stormwater Detention Pond design has been modified to reflect the proposed construction. The new results demonstrate that the Pre-Post Development Criteria is met. See revised Stormwater Calculations.**

We trust that these changes and the attached plans will meet your requirements for approval and that a permit will be available soon. Should you have any questions or need additional information, please do not hesitate to call at (407) 245-7383.

Sincerely,



Kenneth J. Leeming, P.E.  
Project Engineer